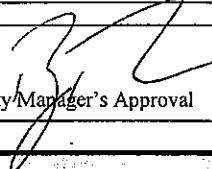




Report to the Auburn City Council

Action Item
Agenda Item No.

13


City Manager's Approval

To: Mayor and City Council Members
From: Reg Murray, Senior Planner 
Date: March 28, 2011
Subject: Annual General Plan Implementation Work Plan - 2010 Calendar Year

The Issue

Should the Auburn City Council adopt the 2010 General Plan Implementation Work Plan and submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development?

Conclusions and Recommendations

By Motion, adopt the 2010 General Plan Implementation Work Plan and direct Staff to submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development.

Background

The Community Development Department provides an annual General Plan Implementation Work Plan report to both the Planning Commission and the City Council. The report, which summarizes the status of the various work tasks that the City has committed to doing in its implementation of the General Plan, was provided to Planning Commission on March 15, 2011 (Attachment 1). The work plan is a table in the Auburn General Plan (Table XII-1) and is provided with the Commission memo. The intent of providing this information is to insure that the Planning Commission and City Council are kept informed about the status of the City's General Plan when considering land use issues that might come before them.

Upon review and approval by City Council, the report will be submitted to both the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Alternatives Available; Implications of Alternatives

1. Approve the 2010 General Plan Implementation Work Plan as presented and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

2. Direct staff to revise the 2010 General Plan Implementation Work Plan based on comments at the March 28, 2011 City Council hearing and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

Fiscal Impact

Not applicable

Attachments:

1. 2010 General Plan Implementation Work Plan w/ Planning Commission memo



Memorandum

City of Auburn Community Development Department

To: Auburn Planning Commission
From: Reg Murray, Senior Planner
Date: March 15, 2011
Subject: General Plan Implementation Work Plan – 2010 Calendar Year

On an annual basis, the Community Development Department provides the Auburn Planning Commission with an updated copy of the General Plan implementation work plan and checklist. The work plan is a table in the Auburn General Plan (Table XII-1; see Attachment 1) which summarizes the status of the various work tasks that the City has committed to doing in its implementation of the General Plan. The intent of providing this information to the Commission on a regular basis is to insure that Commission members (and City Council members) are kept informed about the status of the City's General Plan when considering land use issues that might come before them.

The following items from the work plan have been addressed, or are currently being worked on, through the end of the 2010 Calendar Year:

1. Staff continued processing the Baltimore Ravine Specific Plan (BRSP). Provisions for hillside development have been developed for the BRSP and are included in the project's design guidelines.
2. Staff prepared and submitted grant applications to the California Department of Housing and Community Development for the following:
 - a. In October, 2010, the City submitted an application to HCD for \$292,500 in HOME funds for the Housing Rehabilitation Program. The City received notification that we were awarded the funding on January 31, 2011.
 - b. The City submitted an application to HCD for \$487,500 in HOME funds for the First Time Home Buyers Program. The City received notification that we were awarded the funding on January 31, 2011.
3. In August, 2010, the City Council approved the Mercy Auburn Senior Apartments, a 60-unit affordable senior project.
4. In October, 2010, the Auburn Urban Development Authority committed \$400,000 in redevelopment funds from the Low/Mod Set-Aside Fund to the Mercy Auburn Senior Apartment project.

5. Several work tasks are being addressed with the update to the Auburn zoning ordinance:
 - a. The update will include provisions for residential care facilities, transitional housing, and single resident occupancy units.
 - b. The landscape ordinance is being amended with the ordinance update.

This memo is for informational purposes only. No action is required or will be taken.

Attachment:

1. 2011 Updated Implementation Work Program
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City of Auburn
Implementation Work Program
2010 Calendar Year Update

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

| Work Task | Policies | Responsibility | Time Frame | Comments |
|---|---|--|-----------------------|--|
| LAND USE | | | | |
| 1. Prepare design guidelines for commercial/industrial development | 1.1, 1.2, 7.1, 7.2, 8.1 | CD | 1993 | To do |
| 2. Prepare/adopt hillside development ordinance | 3.1, 3.2, 3.3, 3.4, 6.2 | CD, PW | 1993 | To do. Joint workshop and discussions held April/May 2008; tabled for future consideration |
| 3. Update Zoning Map | 5.1, 5.2, 5.3 | CD | 1993 | Ongoing as zoning changes |
| 4. Adopt Landscape/Lighting Districts in residential and commercial areas | 6.4, 7.2 | CD, PW, Fi | 1994 | To do |
| 5. Update the Capital Improvement Program | 9.1, 9.2, 10.1 | CM, CD, PW | 1993 Annual | Ongoing |
| 6. Continue Annexation Program | 9.2, 10.1, 10.2, 10.3, 10.4 | CD, CM | 1993-1997 | Ongoing |
| 7. Pursue funding sources for cultural programs | 11.1 | CD Arts Commission | Immediate and ongoing | Ongoing |
| 8. Prepare School Facilities Plan | 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10 | CD, ARD, School Districts, PW | 1994-1997 | Completed/ongoing |
| 9. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan | 1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1 | Auburn Urban Development Authority, CD, PW, CM | Ongoing | Ongoing; Redevelopment Area amended and enlarged in 2007 |
| 10. Prepare proposal for new Sphere of Influence and submit to LAFCO | 2.1, 9.2, 10.1, 10.2, 10.3, 10.4 | CD, LAFCO | 1993 | Completed/ongoing |
| 11. Implementation Measures for Goal 4, Air Quality Enhancement | 4.1, 4.2, and related policies noted in other elements | CD, PW | Varies | Completed/ongoing |

| | CIRCULATION | | | |
|--|--|---------------------|---------------------------|---|
| 1. Develop TSM Program | 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8 | PW, CD | Ongoing/ Annual update | 1.3 - outdated 1.4 - needs to be updated |
| 2. Develop Trip Reduction Implementation Program | 3.3, 3.5, 3.8 | PW | 1992-1997 | Ordinance adopted March 8, 1993 |
| 3. Prepare Transit Master Plan | 3.2, 3.4, 3.6, 3.8 | CD, PW | 1993 | Short Range Transit Plan adopted 5/23/05 Long Range Transit Plan adopted by PCTPA 6/27/06 |
| 4. Update CLUP | 4.1, 4.2, 4.3, 4.4 | CD | 1993 | Airport Master Plan updated July 2007 |
| 5. Prepare Capital Improvement Plan | 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2 | PW | Annually | Completed/ongoing |
| 6. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan | 2.2, 3.8 | CD, PW | Immediate and ongoing | Ongoing Bike Master Plan adopted 6/28/04 |
| 7. Coordinate RTP and Congestion Management Plan with Placer County | 1.6, 1.7, 3.3, 3.4, 3.7, 3.8 | PW | Immediate and ongoing | Completed/ongoing |
| 8. Adopt the street standards contained in the General Plan | 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10 | CD, PW, F | 1994 | New street standards adopted - 3/13/06 |
| 9. Use Auburn Urban Development Agency for circulation system improvements | 1.3, 2.3, 2.4, 3.8, 5.1, 5.2 | AUDA, CD, PW, CM | Ongoing | Ongoing |
| 10. Promote establishment of Rail Transit Station | 3.4, 3.6, 5.2 | CD, PW, AUDA | 1992-1995 | Rail Transit Station completed February, 2004 |
| 11. Require the appropriate technical analysis for improvements of Highway 49 and I-80 | 1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1 | CD, PW | Ongoing | Completed/ongoing |
| 12. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program | 1.11 | CD, PW | 1994 | To Do (as a City fee; not joint with Placer County) |

| Housing | | | | |
|--|--|-------------------------------------|---|--|
| | | | | |
| 1. The City of Auburn is currently processing the Baltimore Ravine Specific Plan (BRSP). The BRSP will comply with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: | CD | Early-2011 for adoption of the BRSP | Ongoing. | <i>11/2010 – Planning Commission recommends approval of BRSP and certifies EIR. Forwarded to City Council.</i> |
| • A maximum density of 20 units per acre for multifamily; | | | | |
| • A minimum of 16 units constructed per site for multifamily; and | | | | |
| • Owner occupied and multi-family rental residential uses are allowed by right. | | | | |
| 2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households | CD, AUDA, Participating Nonprofit & For Profit Housing Providers | Ongoing | <i>8/2010 – City applied for 2010 HOME funds for a Housing Rehabilitation Program (\$292,500) and First Time Home Buyer Program (\$487,500)</i> | <i>10/2010 – Auburn AUDA commits \$400,000 to the Mercy Auburn Senior Apartments project</i> |
| 3. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. | CD | Ongoing | To be done To be done | <i>8/2010 – Mercy Auburn Senior Apartments approved with 48-unit density bonus</i> |
| • Provide information at the City's customer service counter | | | | |
| • Provide information on the City's website. | | | | |
| 4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density | CC, PC, CD | Ongoing | Ongoing | |
| 5. Evaluate the feasibility of an Inclusionary Housing Ordinance. | CC, PC, CD | Ongoing | Preliminary discussions held | |

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|--|--|----|--------------|---|--|
| 6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts. | | CD | Ongoing | Ongoing | Ongoing |
| 7. The City will promote second unit dwelling standards on the City's website. | | CD | Ongoing | Ongoing | Second Unit Ordinance adopted 4/14/08 2010 - Two (2) second units permitted |
| 8. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. | | CD | FY 2008-2009 | 8/2010 - City applied for 2010 HOME funds for a Housing Rehabilitation Program (\$329,500); received award 1/2011 | |
| | | | | | To be done |
| | | | | | To be done |
| 9. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn. | | CD | FY 2008-2009 | 8/2010 - City applied for 2010 HOME funds for a First Time Home Buyers Program (\$487,500); received award 1/2011 | |
| | | | | | To be done |
| | | | | | To be done |
| | | | | | |

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|-----|---|--|----------------|-----------------------|--|--|
| | | | Done – 2010 | Jan 2010 | Ongoing | |
| 10. | Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units. | a. Maintain and update a list of at-risk subsidized rental properties. | | As needed | Annual report completed by housing consultant Feb 2010. Six projects in Auburn; no units at risk of converting. | |
| | b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units. | c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. | | As needed | | |
| | d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. | e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects. | | As needed | | |
| | f. Provide information regarding other affordable housing opportunities within the City. | | | Ongoing | | |
| 11. | Enforce State energy conservation requirements | | CD | Immediate and ongoing | Ongoing | |
| 12. | Facilitate construction of affordable rental housing for very low- and low-income seniors. | | CD | Ongoing | Ongoing as opportunities occur 8/2010 – Mercy Auburn Senior Apartments approved with 48-unit density bonus 10/2010 – Auburn AUDA commits \$400,000 to the Mercy Auburn Senior Apartments project | |
| 13. | Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones. | | CD | Ongoing | Ongoing as part of Zoning Ordinance update | |
| 14. | Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters. | | CD | To be done | Ongoing as part of Zoning Ordinance update | |
| 15. | Promote Universal Design. | | CD | 2008-2013 | Ongoing | |

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|---|---|------------|---|--|
| 16. Provide means for resolution of housing complaints and fair housing issues | | CD | 2008-2013 | Fliers/information/phone numbers prepared; Ongoing |
| 17. Continue working with Placer County Health and Human Services to address homeless needs in the County. | CD | 2008-2013 | Ongoing | |
| 18. Review the Housing Element annually. | CD | 2008-2013 | Annual reports occur February/March | |
| 19. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan. | CD | 2008-2013 | Ongoing as necessary | |
| 20. City may establish a position of Housing Coordinator. | CC, CD | 2008-2013 | 6/06 - Housing consultant firm of Stewart and Graham retained | |
| 21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures. | CD | To be done | <i>Ongoing as part of Zoning Ordinance update</i> | |
| | | | OPEN SPACE | |
| 1. Prepare/adopt Tree Ordinance | 1.2 | CD | 1993 | Adopted 6/23/03 |
| 2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity | 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4 | CD | 1993 | To do |
| 3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance | 7.4, 7.6 | CD | 1993 | To do |
| 4. Prepare/adopt Habitat Management Plan | 1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6 | CD | 1995 | To be done; Participating in discussions with Placer County Legacy |
| 5. Continue to utilize Quimby Act | 3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7 | CD, ARD | Ongoing | Ongoing |
| 6. Maintain Parks Standard of 5 acres/1,000 pop. | 3.6, 6.7 | CD, ARD | 1992-1997 | Ongoing |
| 7. Include measures to protect visual resources along scenic corridors in Zoning Ordinance | 5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6 | CD | 1993 | To do |
| 8. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan | 3.6, 5.1, 5.2, 5.3, 5.4, 5.5, 6.7 | CD | 1992-1993 | To do; Baltimore Ravine Specific Plan currently under review; Park planned for phase 2 |
| 9. Prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K) | 2.5 | PW | 1992-1993 | To do. City does participate with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility |

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|--|-----------------------------------|------------------|-----------------------|--|
| 10. Amend the Landscape Ordinance to establish a maintenance and enforcement program | 6.6 | CD | 1993-1994 | To do; Ongoing as part of 2010 zoning ordinance update |
| 11. Implementation measures for Policy 7.3 are included in implementation of the Land Use Element | 7.3 | CD, PW, B | Ongoing | To do |
| NOISE | | | | |
| 1. Develop and utilize procedure to ensure noise mitigation measures are implemented | 1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 | CD | Immediate and ongoing | Done/Ongoing |
| 2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element | 1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 | CD | Immediate and ongoing | Done/Ongoing |
| 3. Enforce the State Noise Insulation Standards and Chapter 35 of the Uniform Building Code (UBC) | 1.2, 2.3, 2.4, 2.5, 2.6 | CD, B | Immediate and ongoing | Ongoing |
| 4. Enforce California Vehicle Code sections relating to vehicle mufflers and exhaust systems | General Plan Guidelines | CD, P | Immediate and ongoing | Ongoing |
| 5. Purchase only new equipment and vehicles which comply with noise level performance standards | General Plan Guidelines | CD, P, F, PW, CM | Immediate and ongoing | Done/Ongoing |
| 6. Periodically review and update the Noise Element to ensure consistent with changing conditions within the community | General Plan Guidelines | CD | Immediate and ongoing | To do |
| SAFETY | | | | |
| 1. Review new development for conformance to fire safety standards | 1.1, 1.2, 1.3 | CD, F | Ongoing | Ongoing |
| 2. Prepare educational brochure on fire hazard and prevention | 1.4, 1.5 | CD, F | 1993 | Done |
| 3. Develop/adopt flood zone prohibition in Zoning Ordinance | 2.1, 2.2, 2.3 | CD, PW | 1994 | Done |
| 4. Coordinate with Placer County regarding Solid Waste and Hazardous Management Plans | 3.1, 4.1, 4.2, 4.3, 4.4 | CD, PW, F, P | Annually | Ongoing |
| 5. Conform to CEQA review requirements | 3.2, 3.3, 3.4, 3.5, 3.6 | CD, PW, F, P | Ongoing | Ongoing |
| 6. Periodically update the Emergency Services Plan | 5.1, 5.2, 5.3, 5.8 | P, F, PW, CM | Ongoing | Ongoing |
| 7. Continue/expand Crime Prevention Programs | 5.5, 5.6 | P | Ongoing | Ongoing |
| 8. Include emergency access for development projects | 3.6, 5.1, 5.7 | CD, PW, B | Ongoing | Ongoing |
| 9. Include legible sign and street number requirements in the development review process | 5.1, 5.2, 5.4 | CD, PW, B | Ongoing | Ongoing |

| | | | | |
|---|--|--------------|-----------------------|--|
| 10. Require new buildings comply with UBC Standards regarding seismic events | 3.1, 3.3, 3.4, 3.5, 5.2 | CD, PW, B | 1992-ongoing | Ongoing |
| 11. Prepare a Household Hazardous Waste Ordinance | 4.5 | PW | 1992-1993 | To do. City does participate with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility |
| ECONOMIC | | | | |
| 1. Host annual seminar with Chamber of Commerce, Main Street, Merchants Association | 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1 | CM, CD | 1st Annual 1994 | To do |
| 2. Identify areas suitable for redevelopment | 2.2, 3.2 | CD, PW, AUDA | Immediate and ongoing | Auburn Redevelopment Area updated May, 2007 |
| 3. Promote establishment of rail station | 4.1, 4.2, 4.3 | CD, AUDA, PW | Immediate and ongoing | Rail Transit Station completed February, 2004 |
| 4. Retain services of economic development specialist to assist with business retention/expansion | 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2 | AUDA, CM, CD | 1993 | Done/Ongoing |
| HISTORIC | | | | |
| 1. Prepare/adopt Historic District designation for Old Town and Downtown Areas. | 1.1 | CD | 1994-1998 | Completed - 11/15/04 Ongoing: Update of the Auburn Sign Ordinance. |
| 2. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines | 1.1 | CD | 1993-1995 and ongoing | Ongoing; Historic Preservation Architectural Design Guidelines updated 10/04 |
| 3. Continue to update the inventory of historic sites | 1.2 | CD | 1994-1996 | Ongoing |
| 4. Prepare an historic site ordinance | 1.2 | CD | 1994-1996 | Completed - 11/15/04 |
| 5. Prepare design guidelines for residential structures | 1.2 | CD | 1994-1996 | Completed – 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic |
| LEGEND: | | | | |
| CD | Community Development Department | F | Fire Department | AUDA |
| P | Police Department | CM | City Manager | ARD |
| PW | Public Works Department | CC | City Council | B |
| PC | Planning Commission | Fi | Finance Department | LAFCO |
| | | | | Local Agency Formation Commission |